



December 11, 2015

Jamie Kirk
Kirk Consulting
8850 Morro Road
Atascadero, CA 93422

Subject: Black Lake Tract Maps/Conditional Use Permit (SUB2015-00035)

Dear Ms. Kirk:

Your application has been reviewed by the Department of Planning and Building, and the information that is on the attached list is required before it can be accepted as complete for processing, as required by California Government Code Section 65943.

You can help expedite the review process by making sure all the information listed below is submitted at one time, and that the re-submittal package has the project number on a cover sheet. If the requested information is not received within 90 days of this letter, your application will be deemed withdrawn (pursuant to Section 22.64.030B of the Land Use Ordinance / Section 23.02.056(a) of the Coastal Zone Land Use Ordinance).

Upon the submittal of this information your application can be accepted as complete for processing and staff will begin its environmental determination pursuant to the California Environmental Quality Act (CEQA). During the environmental review process, you may be asked to provide additional information. The Environmental Division will contact you if additional information is needed.

Your application is subject to a discretionary review process. A discretionary permit requires the review and approval of the Administrative Hearing Officer, the Subdivision Review Board, the Planning Commission or the Board of Supervisors. A discretionary permit may be approved, approved with conditions or denied. Application for a discretionary permit does not guarantee approval, whether a project complies with all applicable standards or has been recommended for approval. All decisions on discretionary permits can be appealed to the Board of Supervisors, who will then make the final decision on the project.

If you have any questions concerning these requirements, please contact me at (805)781-5721 or by e-mail at sfuhs@co.slo.ca.us.

Sincerely,

Stephanie Fuhs
Project Manager

SUB2015-00035 – Black Lake Golf Resort LLC

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Items Required for Acceptance

Based upon preliminary review, the items in this list are required before your project can be accepted as ***complete for processing***.

1. Based on the estimated time involved in processing this application, it is requested that a real time billing account be set up. Please see the attached forms. Fill the forms out and return them to my attention.
2. The maps submitted are all titled "Tract 3092." Please submit separate maps for Tract 3092 and 3094.
3. The application states that there is an on-site well for private irrigation. What facilities are covered by the on-site well and how much water is used for this purpose?
4. CalTrans and Public Works have requested a traffic study. Please see the attached list of transportation consultants.
5. The California Department of Fish and Wildlife is requesting a botanical survey, primarily for Pismo Clarkia since there will be some disturbance outside of the existing developed area. Please see the attached list of biological consultants.
6. Placing the villas along the edge of the canyon could cause potential impacts to sensitive biological resources along this portion of the project area. The original placement of the existing structures as part of the previous development plans and subdivisions away from the edge of the canyon was to provide not only open space, but also a buffer between these sensitive areas and structural development. The biological report will need to address the potential impacts of placing structures in close proximity to these resources.
7. The APCD is requesting an air quality impact assessment of the construction phase that quantifies impacts and provides mitigation if impacts are above the APCD's thresholds. Please see the attached referral response for specific information that needs to be included.
8. CalFire is requesting additional fees to review this proposal. Footnotes 5 and 6 of the adopted fee schedule allows for this for larger, more complex projects. The amount of the fee requested is \$2,287.98 minus the \$796.00 already paid for a balance of \$1,491.98.
9. What is the phasing schedule for the Conditional Use Permit?
10. What is the phasing schedule for Tract 3092?
11. Lot 15 of Tract 3092 (Area 1) appears to be an undeveloped parcel? Is this for open space or some other purpose?
12. Will existing parking be eliminated as part of the lodge proposal? If so, how many spaces will be removed?
13. Please provide an overall parking plan that recognizes the new proposed uses and the need for overflow parking for large events and how the parking for these new uses will be integrated in to the existing parking schemes and CC&R restrictions (e.g. no parking in driveways).
14. Where will the clubhouse for the golf school be located? How large will this structure be?
15. Where will the maintenance facilities be located? How large will this structure be?
16. Page 4 and 5 of the project description discusses that the current proposal is an "Option B" alternative to the "Option A" that was part of the 2006 settlement agreement. Has there been a determination made by the BLMA or its appointed Architectural Review Committee whether Option A or Option B is the preferred option? Please provide any verification on this determination if it has been made.
17. The existing vs. proposed water utilization dated 8/19/14 has stated water demands and water savings due to various conservation proposals. Based on this date, is the water utilization based on the current project as proposed? Also, the figures and calculations in this one page report will be subject to a peer review prior to application acceptance.
18. The project description states that the cottages at Bungalow Court will be individually owned but available for transient occupancy. How will the cottage A units be owned and operated?

19. There are approximately 86 units that are referred to as vacation rentals. This number of transient units constitutes a lodging use, not vacation rentals that consist of a single unit offered for short stays. The project description needs to be revised to recognize limited consecutive day stays, total owner stays per year and identification of a single entity responsible for the overall management of all transient units.
20. While the overall concept of increasing recreational uses on the property are supported, the 36 individually owned, single family residential vacation rentals on individual lots is not something staff will support without amending the specific plan because it increases the residential density above what is currently allowed under the adopted Black Lake Specific Plan. Either this application should be amended to remove these units or the application for the specific plan amendment should be revised to include these units.
21. Approximately how many acres of golf course will be coming out with the current proposal?
22. The project description discusses events. Can you provide additional information on the number/types of events, number of attendees, location of events. If in close proximity to residences, a noise study may be required to address impacts to neighboring property owners.
23. Tract Map 3092 does not include information on what lot(s) are being subdivided (i.e., Lot ___ of Tract ___).
24. Public Works is requesting additional items. Please see the attached referral responses.
25. Other Information – Please note that based upon review of the requested items, additional information may be required.

Additional Notes

The following are informational notes. These items do not require any additional response at this time in order for this project to be accepted.

1. **Fees During the Building Permit Process** – Larger commercial and industrial developments are subject to some fairly substantial fees that are required to be paid before building permit issuance. Because these fees can comprise a large percentage of the project cost, it is important that you are aware of the fees to help you plan ahead. Some of the fees beyond standard building permit fees that you should expect to encounter include the following:
 - a. **Public Facility Fees** – Please be aware that public facility fees will be charged for each building during the building permit process. We strongly recommend that you contact the Building Department to get an estimate up-front. You will also need to take into account that these fees are adjusted annually.
 - b. **Inclusionary Housing Fees** – If you are not planning on constructing affordable housing units to meet your inclusionary housing obligation, you will need to pay an affordable housing in-lieu fee. Because this fee can also be substantial, you may want to plan ahead for this. The fees are also annually adjustable based on a price/cost index. If you have any questions, you can contact Ted Bench at (805) 781-5701.
 - c. **Traffic Impact Fees** - This project is subject to South County Road fees as well as additional fees to mitigate for project specific impacts to Willow and Pomeroy roads. You can contact Public Works with any questions regarding these fees.
 - d. **Environmental Filing Fee** shall be proportioned to the cost incurred by CDFW and shall be adjusted annually. Prior to issuance of the Negative Declaration, you must pay the Environmental Filing Fee. As of January 1, 2015, the current Environmental Filing Fee amounts are (fees are subject to change):
 - Negative Declaration is **\$2,210.00**
 - Filing Fee is **\$50.00**